

**Bay Quarter Shores Association
Board Meeting Minutes
July 05, 2008**

Meeting was called to order at 8 a.m., John Collier presiding.

Board members present: Ruth Franck, Jennifer Troy-Black, Frank Klein, Mike Silagyi, Fraser Getgood and Stan Johnson; also present were Dick Lee, Jim and Jean Ince, Curtis Black, Rob Morris, Robert Welch, and Gary Shavlik.

1. Minutes of the May 10, 2008, meeting were approved unanimously.
2. Jennifer Troy-Black gave the financial report. Assets as of 5/31/08 were \$168,274.08. Stan Johnson asked for clarification regarding the "Current Dues" line item. Does the variance due to BQS of \$10,994.81 include the past due amounts at the collection agency? Is the Annual Budget amount of \$106,150.00 accurate? Is the amount calculated by the number of members or does it include members who owe multiple assessments? Jennifer will check with the accounting firm on what is included in this amount. Mike Silagyi asked for the detailed listing for the "pool & pump house repair and maintenance" line item since this line item was over budget at the end of May when the pool was just opening. The financial report was unanimously accepted.

New Business

3. Stan Johnson received a complaint regarding people setting up travel trailers and occupying travel trailers on lots where a house is erected. In addition, a travel trailer was set on a neighboring unoccupied lot. This trailer and its occupants were trespassing. BQS Covenants, By-Laws, and Rules and Regulations do not permit camping or occupying travel trailers on individual lots. The only place where camping and occupying travel trailers are permitted is in the BQS campground. This complaint also included loud behavior and cursing. Several board members will meet with the owners of the house and discuss the issue. A compliance letter will be sent to the owners detailing where camping is permitted and request in writing that the owners stop the camping activity on their lot. If the activity is not stopped the membership privileges of the owners will be revoked.
4. Frank Klein reported that he asked several renters not to use the beach and pool. A lot of research took place trying to identify the occupants of the rental property. Renters do not have access to any of the BQS amenities unless they become an associate member. There is no requirement in the BQS Covenants, By-Laws, and Rules and Regulation asking the owners of rental property to identify their renters to BQS. Frank was asking if perhaps the rules should be amended to address this matter.
5. Frank Klein reported that when he was returning home recently at night that he saw a golf cart driving on the street without lights. He has also noticed that golf carts are being driven by children who are not old enough to have a valid driver's license. Lastly he has seen golf carts without the reflective orange triangle slow moving vehicle marker. He asked about enforcing the law. Mike Silagyi suggested that the sheriff's office should be notified. Fraser Getgood said that

if we notify the sheriff's office too often regarding golf cart violations that perhaps our "golf cart community" designation could be revoked. Robert Welch suggested posting the laws somewhere. Mike Silagyi will post the laws on the bulletin board at the clubhouse. Fraser Getgood asked if golf carts have to be registered like the boats and trailers. Stan Johnson reported there is no requirement to register golf carts. Stan said BQS may need to develop a procedure for registering golf carts and that BQS Covenants, By-Laws, and Rules and Regulations need to be amended requiring the registration of golf carts.

6. Jennifer Troy-Black reported that there were a lot of unregistered boats and trailers in the boat parking lot on July 4, 2008. She asked if there is a backlog with the registration process. Stan Johnson said he picked up four applications from his box in the BQS office yesterday and other than those four applications, everything is current. Stan Johnson suggested that perhaps BQS install a gate and some kind of key access and have someone patrol the area on busy days. Several people commented on the expense of having an electronic gate installed and that any kind of code would be rendered useless in a few weeks because people would give the access code to their friends. John Collier stated that a sheriff's deputy was not hired for the Independence Day weekend due to a tight budget. Stan Johnson reported when he challenged a violator on July 4, 2008, that the person became hostile. Frank Klein suggested BQS engage a deputy for the Labor Day weekend. John Collier said that violators do not have any respect for private security personnel. Violators will only show respect to law enforcement personnel. Robert Welch said BQS needs to start towing violators and that violations will be quickly reduced as soon as several vehicles are towed and the word gets out. Ruth Franck suggested that BQS issue guest passes for individuals visiting BQS. John Collier volunteered to develop an article on this issue for the August 2008 Newsletter.

7. Mike Silagyi submitted the following maintenance report.

Pier

The pier and several pilings were damaged when a barge used for setting pier pilings broke loose from its moorings. The damage occurred on May 12, 2008, when we had severe winds and rain. The barge is owned by Sam Fisher of Fisher's Marine Construction. The pier decking was repaired on June 9, 2008. Mike talked with Mr. Fisher on July 1, 2008, and he assured that the pilings will be set within two weeks after the Independence Day weekend.

Vandalism

May 29 - 30, 2008, someone used pliers to remove the shower faucet in the men's exterior restroom at the clubhouse. The water was then turned off. The cold water line was reactivated when we discovered that the same line fed the water fountain inside the clubhouse. The exterior restrooms were open. They should have been locked. Water was spraying out of the shower enclosure and flooded out into the meeting room and the ladies' exterior restroom. The cold water line has been deactivated and the water fountain placed out of service.

On two separate occasions, specifically on May 25 - 26, 2008 and May 4 - 5, 2008, someone defecated in a commode tank and urinal in the men's interior restroom at the clubhouse. They then proceeded to spread feces over the floor, enclosure walls, and trash can.

Incident report #004056 was filed with the Northumberland County Sheriff's Office. Officer Fisher who took our report asked Sheriff Wilkins to increase patrols in BQS. Since then Mike has seen the officers drive into the clubhouse parking lot several times.

Playground

The playground swing set was toppled by a "down draft" or "wind burst" the evening of June 1, 2008. After several discussions and a lot of emails between the board members, it was decided not to file an insurance claim and we would repair the equipment. We were able to disassemble the components safely and with no additional damage to the equipment. Everything was salvaged but the connecting brackets. Brackets were received on the evening of July 1, 2008. The swing set was reassembled on July 2, 2008. It now has eight anchors buried two feet in the ground and set in 480 pounds of concrete. The brackets, anchors, concrete, nuts, bolts, and lag screws are around \$120.

Pool

Mike has scheduled an appointment with JoPA Pools for September 8, 2008. They will evaluate the condition of the pool and generate a report for us detailing what should be done to restore the pool back to good working order. The visit and report will cost around \$600. JoPA is the company that installed the pool back in the 1960s.

Umbrella

The beach umbrella was damaged by a sudden gust of wind on the evening of Sunday, June 15, 2008. A replacement umbrella was donated by Reverend and Mrs. Lee Farmer. Mike sent a thank you note to them on behalf of the board and membership on June 18, 2008.

Capsized Boat

A boat that was docked at the pier the night of June 14 - 15, 2008, capsized when water washed over the stern and swamped the boat. With the help of many, we were able to right the boat, get it bailed out, towed to the boat ramp, and loaded on the trailer.

Water Sealer

Water sealer has been applied to the boat ramp dock, the pier, Presley Creek nature tail ramp, the canoe dock, and several picnic tables. It took 25 gallons of water sealer to get this job completed.

8. Ruth Franck asked that we designate more handicapped parking spaces around the clubhouse due the rising number of members who are handicapped or elderly.

9. Ruth Franck has observed that a lot of jet ski operators are young people. She would like for the Coast Guard Auxiliary to visit BQS and set up an information booth to talk about the new Virginia Law requiring the operators of all water craft to complete a boating education course. Also the Coast Guard Auxiliary would perform for free a water craft safety inspection. She would like to do this for Memorial Day 2009 and post it in the Newsletter. She would also like to have John Collier thank the jet ski operators for operating their crafts slowly in the coves and inlets on Cod Creek. John asked Ruth to contact the Coast Guard Auxiliary to come the BQS for the 2008 Labor Day picnic and meeting. John will also thank the jet ski operators when he opens the Independence Day picnic at 5:00 p.m.

10. Stan Johnson reported that he has received four applications for boat and trailer identification stickers. There will be three three-year positions and a single one-year position. He also recommended that two future board members be designated as Activities Chairman and Membership Coordinator rather than two "At Large" positions.

11. Jennifer Troy-Black is working on the 2009 budget. A draft copy of the budget was provided to all board members present. The August 2008 meeting will be the working meeting on next year's budget.

12. Frasier Getgood reported that all building permit applications are processed and there were no special permits that had to be discussed.

13. Frank Klein reported that the pool collections to date are \$521. He also said that he refunded some of the seasonal camping fee to a seasonal camper who pulled his unit due to the rising costs of fuel. Lastly, Frank reported that Kaballaero should shortly have work completed on the poles for wireless Internet access.

Member Time

Rob Morris reported that there is a broken window in the bath house in the campground.

Curtis Black is still working on trying to recruit members to serve on the 2009 Board of Directors. Robert Morris said he would run. Stan Johnson said that Roz Johnson had several potential board member names to suggest to Curtis Black.

Jean Ince asked that articles for the August Newsletter be prepared and sent to Michael Goodrich-Stuart for his review. The articles are needed no later than July 31, 2008, so that the Newsletter can be assembled and sent to the printer. The Newsletter needs to be mailed to the membership by August 8, 2008, so that the general membership has enough time to vote for future board members.

Robert Welch has a printing business and is willing to prepare laminated signs for BQS at his cost.

Gary Shavlik wanted to know if a garage will be erected on lot A-131 because the permit on the tree is for lot clearing and garage construction. He was told that the BQS building application for the garage was rejected by the board because the Covenants do not permit any accessory structure without a house; the application did not indicate when a house would be built, and the board could not determine if the exterior of the garage would conform in appearance to the exterior of the house.

John Collier reminded everyone that the next meeting is August 9, 2008, at 8:00 a.m.

The meeting was adjourned at 9:15 a.m.